

## Jim Fox

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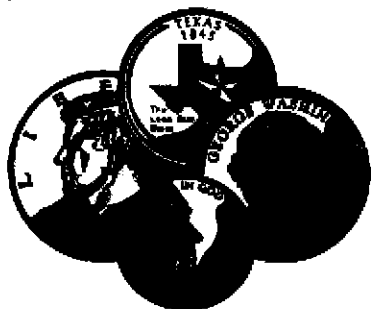
**From:** Jim Fox [jff@abccoin.com]  
**Sent:** Tuesday, January 19, 2010 4:32 PM  
**To:** 'projectinput@friscotexas.gov'  
**Subject:** Case: Z09-0007  
**Attachments:** Frisco Zoning.doc

Dear Judy

As the owner of the property at 8524 Fifth st Frisco Tx. I would like for it to be known that I am against the zoning of the property to industrial. Please pass on the attached word document to the proper individuals . I will be out of town on the date of the meeting but will hope to have someone there to represent my interest. I know that the property was zoned industrial in prior years but do not feel it is appropriate at this time to just reverse the mistake and not give thought to the future ramifications .

Jim Fox

Owner



# ABC COIN

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Frisco, TX. 75034  
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**Jim and Sharon Fox, Owners**  
**ABC Supply**  
**8524 Fifth Street**  
**Frisco, Texas 75034**

**Concerns:**

1. **Why is it necessary to be zoned industrial?** Given what the owner claims to want to do with the property, it would seem that another zoning class could accomplish the same thing and not leave the door open to change later down the road. Why not a change to Commerical or Office zoning?
2. **Impact on the entire 5<sup>th</sup> street corridor, financial and appearance.** For well over 17 years, starting when Frisco had only 6,000 residents, it was expressed by the P & Z that 5<sup>th</sup> street would be zoned OTC – Original Town Commercial. The intent, I believe was to create a smooth transition from residential to a specially zoned area called OTC (see Zoning Districts Article, Section III – 2/5.01.) The zoning laws were developed years later but still reflect the intent of he them Mayor Warren and the Frisco City Council. The desire to rezone this parcel to Industrial seems to be a dramatic change in the overall city plan. It would seem more appropriate to stay with OTC or possibly Office District 1, in order to create a seamless transition to the battery plant.
3. **Impact on other business on 5<sup>th</sup> Street that have spent money to comply with the OTC zoning rules that are far more restrictive than the proposed Industrial zoning.** The OTC zoning rules consist of 12 pages vs. Industrial, which is 1.5 pages.
4. **What impact will the proposed zoning have on air quality?** At the present time the battery plant is still one of the largest polluters in and around Frisco and we now want to potentially add to the impact. This may not be in the plans but zoning the property Industrial seems to allow a wide open opportunity for change.